



## **River North Residents Association**

August 6, 2007

Brendan Reilly  
42<sup>nd</sup> Ward Alderman, City of Chicago  
311 West Superior, Suite 212, Chicago, IL 60610

Kathy Caisley  
Near North Project Manager, Chicago Department of Planning and Development  
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Jim Letchinger  
President, JDL Development  
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Greg Merdinger  
Principal, The John Buck Company  
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Principal, Cataldo/Marovitz Group  
628 North State Street, 2<sup>nd</sup> Floor, Chicago, IL 60610

Re: RNRA Local Development Survey

A Special Community Meeting was held at 7:00 pm on Thursday May 17, 2007 at Reza's Restaurant, 432 West Ontario, to discuss three significant residential development projects proposed for River North. 42<sup>nd</sup> Ward Alderman Brendan Reilly and the Department of Planning and Development's Near North Project Manager Kathy Caisley were present, along with Representatives of JDL Development and The John Buck Company, who presented overviews of their proposals and responded to questions from attendees. Pursuant to those discussions, the RNRA created and published an online survey to collect feedback from the community at large about these projects. This letter will present a summary of the results and provide access to more comprehensive survey data via the Internet.

The RNRA posted site plans, elevations and related information regarding these projects in the Development section of its web site and participants were strongly encouraged to review these materials prior to completing the survey.

Survey Period	Total # of Respondents	# of Buildings Represented
June 3 – August 3, 2007	226	33
Live in River North	Work in River North	Live & work in River North
80.5%	4.0%	13.7%

**Project Number 1** - the JDL Development proposed for the northeast corner of Franklin and Illinois: *“How do you feel about the proposed project, as described above and outlined in the design materials posted online at [www.rivernorthresidents.com/development.htm](http://www.rivernorthresidents.com/development.htm)?”*

Strongly or Generally Support		Neutral		Strongly or Generally Oppose	
#	%	#	%	#	%
90	42.7	51	24.2	70	33.2

**Project Number 2** - The John Buck Company development proposed for the northeast corner of State and Illinois: *“How do you feel about the proposed project, as described above and outlined in the design materials posted online at [www.rivernorthresidents.com/development.htm](http://www.rivernorthresidents.com/development.htm)?”*

Strongly or Generally Support		Neutral		Strongly or Generally Oppose	
#	%	#	%	#	%
81	39.9	77	37.9	45	22.2

**Project Number 3** - The Cataldo/Marovitz development proposed for the southwest corner of Kingsbury and Huron: *“How do you feel about the reconfigured development described above?”*

Strongly or Generally Support		Neutral		Strongly or Generally Oppose	
#	%	#	%	#	%
173	85.7	17	8.4	12	6.0

In each section of the survey, respondents were offered the opportunity to provide additional commentary and many did so. Rather than attempting to summarize the commentary or select representative excerpts, we have made all of the open-ended responses available via our home page at [www.rivernorthresidents.com](http://www.rivernorthresidents.com) in PDF format, along with a link to a summary of the entire survey. Although the opinions expressed therein are not necessarily those of the RNRA, we encourage the recipients of this letter to access the complete survey results and consider the commentary carefully, giving particular attention to input from the residents who live in close proximity to the subject properties and who are therefore the most significantly impacted.

We were pleased that a majority of respondents (88.1%) felt the RNRA did an excellent or very good job of informing and collecting feedback from the community about these issues. We appreciate the suggestions that some respondents provided regarding ways to improve our process and will consider them in the context of future surveys.

Neighborhood development obviously has both positive and negative implications. Most residents of River North recognize the value of expanding the tax base to pay for city services and of transforming underutilized properties into more attractive, safer, revenue-generating additions to the neighborhood. They know that business owners require certain levels of pedestrian and vehicular traffic before opening new stores and offices and they

recognize that developers have the right to build on the properties they own, subject to applicable rules. A busier skyline, increased congestion and disruption during construction are some of the unavoidable consequences of living in a desirable community.

The RNRA believes that responsible development must look beyond the economic viability of a particular project and endeavor to contribute to the quality of life in the community and the value of local real estate. Developers and public officials should give appropriate consideration to neighborhood and architectural character, open space, traffic, parking, existing sightlines, onsite pet resources, affordable housing, retail commerce, the pedestrian experience, support for local amenities and proper construction protocol (staging, worker parking, work hours, lights, etc.).

If development is conducted in this way, we believe that residents will generally be more supportive and that by working together to cultivate River North's reputation as a safe, vibrant and desirable community, all parties will benefit in the long run.

Please contact the River North Residents Association ([info@rivernorthresidents.com](mailto:info@rivernorthresidents.com)) with any questions regarding the information presented above.

Regards,

*Brian Israel*

Brian Israel  
RNRA President

Cc: RNRA Executive Committee, RNA Executive Committee